

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Philip Bachers, Planner I

SUBJECT: SP 11-4-05 / 06-12 / Long Key Nature Center/ Generally located on the southeast corner of Flamingo Rd., SW 36 Ct., and SW 130 Ave.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 11-4-05 / 06-12 / Long Key Nature Center, 3501 SW 130 Ave.

REPORT IN BRIEF:

The subject site is 134.458 acres of land located on the southwest corner of Flamingo Rd., SW 36 Ct., and SW 130 Ave. The petitioner is proposing an 18,000 sq. ft. building designed to function as a nature center with an exhibit hall, assembly hall, classroom, offices, covered terraces, and parking to code.

The subject site is zoned RS, Recreation/Open Space District, which is intended to implement the parks and recreation classification of the Town of Davie Comprehensive Plan by providing areas for the development of nonprofit active or passive recreational facilities and the preservation of open space.

The subject site design meets the intent of the RS, Recreation/Open Space District with an emphasis on on-site pedestrian movement. The petitioner plans to connect existing and proposed sidewalks throughout the site. Additionally, an existing parking lot located in the northern portion of the site will be utilized for vehicular storage.

The architectural design of proposed 18,000 square foot building is of a South Florida Mediterranean Contemporary Design. The buildings are designed with clean lines, standing seam metal roofs, decorative features, and aluminum louvers. Rectangular doors and windows in impact resistant frames are located on each elevation.

Main access point to the subject site is via an opening along Southwest 130th Avenue and Southwest 36th Street. The subject site meets the Land Development Code parking requirements. The petitioner provided two-hundred ten (210) standard parking spaces, sixty (60) stabilized grass spaces, and ten (10) handicapped spaces for a total of two-hundred eighty (280). The Land Development Code requires two-hundred and eight (208) parking spaces based on the square footage of uses. The appropriate traffic devices and/or signs shall be installed to eliminate any type of traffic hazards in these areas.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the April 11, 2006, Site Plan Committee Meeting, Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve based on the planning report and the following items: 1) that the applicant will provide a color rendering and color samples back to the Site Plan Committee for approval prior to going to Town Council, 2) that the applicant will add parking areas with racks for bicycles near the main parking lot, 3) the applicant will adjust the landscape plan, data sheet schedule to correctly reflect the amount of oak trees that are reflected on the site plan itself.

(Motion carried 3-0, Mr. Evans and Chair Aitken were absent)

At the April 25, 2006 Site Plan Committee meeting, the prior approval was rescinded after Chair Aitken asked the board to reconsider the issue of approval, after discussion concerning the location of the maintenance building. The applicant was requested to study and plan for an alternative location for the maintenance building.

At the May 9, 2006 SPC meeting, the applicants presented a revised plan which lowered the height of the roof of the maintenance building (from 12' 8" at the tie beam top to 11' 4"), lowered the overhead door height from 11' 4" to 10', and placed aluminum slats in the chain link fence for the maintenance building, as well as add landscape material along the c/l fence street-side.

Mr. Evans made a motion, seconded by Mr. Aucamp, to approve based on the latest revisions (above) which included a small landscape plan which showed hedge material along 130th Avenue and continuing into the maintenance area (showed fence and hedge; did not specify type of hedge material).

The motion carried 5-0.

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Broward County
Address: One North University Drive, Suite 401-B
City: Plantation, Florida 33324
Phone: (954) 916-1376

Petitioner:

Name: Abbas Zackria
Address: 620 Southeast 1st Street
City: Ft. Lauderdale, Florida 33301
Phone: (954) 522-4123

Background Information

Application Request: Site plan approval for a County Park (Long Key Nature Center) that will include the construction of an 18,000 square foot nature center with exhibit hall, assembly hall, classroom, offices, covered terraces and associated parking. A maintenance building of 1310 sq. ft. footprint with an additional 400 sq. ft. under-roof coverage is proposed to replace an existing maintenance trailer in the same general location of the site.

Address: 3051 Southwest 130th Avenue

Location: Long Key - Flamingo Park, Parcels "1", "2", and "3" / Generally located on the southwest corner of Flamingo Road, Southwest 36th Court, and Southwest 130th Avenue

Future Land Use

Plan Designation: Residential 1 DU/AC and Conservation

Zoning: RS, Recreation / Open Space District

Existing/Proposed Use: County Park

Parcel Size: 5,856,996 Sq. Ft. (134.458 Acres)

Surrounding Uses:

North: Single-Family Residential
(Kapok Estates and Whispering Pines)
South: Single-Family Residential
(Imagination Farms)
East: Flamingo Gardens
West: Single-Family Residential

Surrounding Land**Use Plan Designation:**

Residential (1 DU/AC)
Residential (1 DU/AC)
Commercial Recreation
Residential (1 DU/AC)

Surrounding Zoning:

North: R-1, Estate Dwelling District
South: A-1, Agricultural District and E, Estate District
East: CR, Commercial Recreation
West: A-1, Agricultural District

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, Section 12-24, Statement of purpose and intent of zoning district Recreation/Open Space (RS) District. The RS District is intended to implement the parks and recreation classification of the Town of Davie Comprehensive Plan by providing areas for the development of nonprofit active or passive recreational facilities and the preservation of open space.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, RS, Recreation/Open Space District, requires setbacks: front 25', side 25', rear 25', and maximum height of 25'.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west

by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site is a 5,856,996 Sq. Ft. (134.458 Acres) area of land located on the southwest corner of Flamingo Road, Southwest 36th Court, and Southwest 130th Avenue. The petitioner is proposing an 18,000 square foot nature center with exhibit hall, assembly hall, classroom, offices, covered terraces and associated parking.

The subject site is zoned RS, Recreation/Open Space District. To the north of the subject site is Kapok Estates and Whispering Pines zoned R-1, Estate Dwelling District. To the east is Flamingo Gardens zoned CR, Commercial Recreation, and to the west of the subject site are single-family residences zoned A-1, Agricultural District. To the south is Imagination Farms zoned A-1, Agricultural District and E, Estate District.

The subject site design meets the intent of the RS, Recreation/Open Space District with an emphasis on on-site pedestrian movement. The petitioner plans to connect existing and proposed sidewalks throughout the site. Additionally, an existing parking lot located in the northern portion of the site will be utilized for vehicular storage.

2. *Architecture:* The architecture of proposed Nature Center and Maintenance Building is of a South Florida Mediterranean Contemporary Design. The buildings are designed with clean lines, standing seam metal roofs, decorative features, and aluminum louvers. Rectangular doors and windows in impact resistant frames are located on each elevation.
3. *Access and Parking:* The main access point to the subject site is via an opening along Southwest 130th Avenue and Southwest 36th Street. The subject site meets the Land

Development Code parking requirements. The petitioner provided two-hundred ten (210) standard parking spaces, sixty (60) stabilized grass spaces, and ten (10) handicapped spaces for a total of two-hundred eighty (280). The Land Development Code requires two-hundred and eight (208) parking spaces based on the square footage of uses. The appropriate traffic devices and/or signs shall be installed to eliminate any type of traffic hazards in these areas.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of 1 at property lines.
 5. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.
 6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code.
 7. *Drainage:* The subject property lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.
 8. *Compatibility:* The proposed County Park that includes a 18,000 square foot nature center with exhibit hall, assembly hall, classroom, offices, covered terraces, a maintenance building, and associated parking is compatible with the zoning, land use, and uses along Flamingo Road.
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Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning:

1. As per § 12-372 (5), provide the adjacent information including existing land uses and zoning designations (*This comment has been completed*)
-

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to participate in the Town's development procedures. As per the Town of Davie Code, the petitioner conducted two (2) meetings with the public on January 3, 2006 and January 6, 2006. The meetings were held at the Town Hall Community Room. The petitioner sent approximately one-hundred twenty-three (123) notices to the surrounding property owners. One (1) member of the public attended the required public participation meetings. Refer to exhibit number 2.

Staff Analysis

The submitted site plan has a proposed zoned of RS, Recreation / Open Space District and is designated Residential 1 DU/Acre on the Town of Davie Future Land Use Map. Broward County's proposed Park (Long Key Nature Center) is permitted in both this zoning district and land use category.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the RS, Recreation/Open Space District regulations, and Town of Davie Comprehensive Plan. The site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. Furthermore, the proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Site Plan Committee Recommendation

At the April 11, 2006, Site Plan Committee Meeting, Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve based on the planning report and the following items: 1) that the applicant will provide a color rendering and color samples back to the Site Plan Committee for approval prior to going to Town Council, 2) that the applicant will add parking areas with racks for bicycles near the main parking lot, 3) the applicant will adjust the landscape plan, data sheet schedule to correctly reflect the amount of oak trees that are reflected on the site plan itself.

(Motion carried 3-0, Mr. Evans and Chair Aitken were absent)

At the April 25, 2006 Site Plan Committee meeting, the prior approval was rescinded after Chair Aitken asked the board to reconsider the issue of approval, after discussion concerning the location of the maintenance building. The applicant was requested to study and plan for an alternative location for the maintenance building.

At the May 9, 2006 SPC meeting, the applicants presented a revised plan which lowered the height of the roof of the maintenance building (from 12' 8" at the tie beam top to 11' 4"), lowered the overhead door height from 11' 4" to 10', and placed aluminum slats in the chain link fence for the maintenance building, as well as add landscape material along the c/l fence street-side. Mr. Evans made a motion, seconded by Mr. Aucamp, to approve based on the latest revisions (above) which included a small landscape plan which showed hedge material along 130th Avenue and continuing into the maintenance area (showed fence and hedge; did not specify type of hedge material). **The motion carried 5-0.**

Town Council Action

This site plan is scheduled for the May 17, 2006 meeting.

Exhibits

1. Site Plan
2. Public Participation Summary
3. 1,000 ft. Mailout List
4. Future Land Use Plan Map
5. Zoning and Aerial Map
6. Packet from Walters-Zackria (justification letter, 4/30/06 and elevations)

Prepared by: _____

Reviewed by: _____

Exhibit 2 (Public Participation Summary)

Walters • Zackria Associates

Architecture • Planning • Design

Robert S. Walters, AIA
President

Abbas H. Zackria, CSI
Vice President

SUMMARY OF PUBLIC PARTICIPATION MEETINGS

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

January 13, 2006

**Re: Citizen Participation Plan Meeting for Broward County Parks and Recreation
Long Key Natural Area – Nature Center and Maintenance Building
Project Number: SP-11-4-05**

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we Walters Zackria Associates advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to two (2) Public Participation Meetings, located at Tree Tops Park on 1/3/06 and 1/6/06 at 6:00 pm. The above scheduled meetings were held and following is a summary of the key issues brought up by Town of Davie property owners.


There were no negative comments.

Few items were discussed during the question and answer session and they include:

1. The maintenance building and parking lot would be constructed in the general location where the existing trailer is situated and within the confines of the existing impervious area.
2. A comment was made regarding the lack of birds in the seasonal wetland located in the northeast section of the property. Broward County Environmental Section staff stated that the area is currently being disturbed by the construction at Grande Oaks and the birds should return once the construction activity terminates.
3. The use of the assembly hall was clarified. The assembly hall will be rented out for private functions (wedding, plays, recitals, etc.) for a maximum of 300 people.
4. The classroom and exhibit function was clarified. The classroom and exhibits will be used by school groups and by the public at large.

The information above should satisfy the requirements of the public participation and the application review process.

Sincerely,


Abbas H. Zackria, CSI
Principal Architect

620 Southeast 1st Street, Fort Lauderdale, Florida 33301
Ph: 954-522-4123 Fax: 954-522-4128

Florida Registration: AA26000970
walters_zackria@bellsouth.net

Exhibit 3 (1,000 ft Mailout List)

Exhibit A

Rec	NAME_LINE_	NAME_LINE1	ADDRESS_LI	ADDRESS__1	
1					
2					
3	SIMMONS,JOHN M &	SIMMONS,BRENDA	13250 SW 30 CT	DAVIE FL 33330-4609	
4	ZARRELLA,JOHN P &	ZARRELLA,ROBIN L	13270 SW 30 CT	DAVIE FL 33330-4609	
5	EDELEN,CHRISTOPHE R W & DONNA L		13290 SW 30TH CT	DAVIE FL 33330-4609	
6					
7					
8	OLDHAM,ROBERT C & CAROL H		3100 SW 133RD TER	DAVIE FL 33330-4610	
9	DILEO,PETER D & DONNA M		3100 SW 131ST TER	DAVIE FL 33330-4616	
10	ROSENBERG,GREGO RY ROBERT		13201 SW 32 CT	DAVIE FL 33330-4604	
11	NININGER,GARY L & CANDACE C		3150 SW 131ST TER	DAVIE FL 33330-4616	
12	STONYBROOK ESTATES LTD		7227 CLINT MOORE RD	BOCA RATON FL 33496- 1402	
13	FATTIZZI,ANTHONY 1/2 INT	HUNTER,SANDRA J	3200 SW 131 TER	DAVIE FL 33330-4607	
14	ROGERS,GENE A & ROSA PINTO		13211 SW 32ND CT	DAVIE FL 33330-4604	
15	MANN,ARTHUR R & LAURA T		13221 SW 32ND CT	DAVIE FL 33330-4604	
16	ABERHORN,KURT G &	ABERHORN,TINA N	13241 SW 32 CT	DAVIE FL 33330-4604	
17	STIEGELE,ROBERT B JR &	PALACIO- STIEGELE,NATALIA	1891 SILVERBELL TER	WESTON FL 33327	
18	PEARRING,JEROME R &	PEARRING,SUSAN	3151 SW 133 TER	DAVIE FL 33330-4611	
19	KONCSOL,STEPHEN W & DORIAN C		13200 SW 32ND CT	DAVIE FL 33330-4603	
20	RUSSELL,RALPH H JR & MELINDA T		3250 SW 131ST TER	DAVIE FL 33330-4607	
21	STONYBROOK ESTATES LTD		7227 CLINT MOORE RD	BOCA RATON FL 33496- 1402	
22	STONYBROOK ESTATES LTD		7227 CLINT MOORE RD	BOCA RATON FL 33496- 1402	
23	FULLER,STEVEN E & LINDA D		3150 SW 135TH TER	DAVIE FL 33330-4643	
24	STONYBROOK ESTATES LTD		7227 CLINT MOORE RD	BOCA RATON FL 33496- 1402	

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Exhibit A (continued)

25	STAFFORD, DAVID M & MARY N		13210 SW 32ND CT	DAVIE FL 33330-4603	
26	SARKISIAN, CHARLES B & PATRICIA L		3151 SW 131ST TER	DAVIE FL 33330-4617	
27	SMITH, MERLINE F		3201 SW 134 TER	DAVIE FL 33333	
28	MARKS, SANFORD H & BARBARA C		3201 SW 131ST TER	DAVIE FL 33330-4608	
29	TRAUB, ELLIS		13220 SW 32 CT	DAVIE FL 33330-4603	
30	STARZYK, STAN F & CATHY L		13230 SW 32ND CT	DAVIE FL 33330-4603	
31	O'DONNELL, FRANCIS & SUZANNE		3200 SW 135 TER	DAVIE FL 33330-4644	
32	GARWOOD, HEIDI E		13240 SW 32 CT	DAVIE FL 33330-4603	
33	ULRICH, STEVEN L & REV TR		3200 SW 133 TER	DAVIE FL 33330-4612	
34	COOPER, CHARLES G & JESSICA M		3251 SW 134TH TER	DAVIE FL 33330-4648	
35	MATTHEWS, BRETT		3290 SW 131 TER	DAVIE FL 33330-4607	
36	LEWIN, WENDY B		3251 SW 131ST TER	DAVIE FL 33330-4608	
37	LAUER, DALE &	LAUER, JOSETTE	3200 SW 134 ST	DAVIE FL 33028	
38	CONSIGLIO, JOHN J & YARA T C		3250 SW 133 TER	DAVIE FL 33330-4612	
39	SILECCHIA, ANGELA		13121 SW 33RD CT	DAVIE FL 33330-4623	
40	ROHER, TERRI ANN TR		3250 SW 135 TER	DAVIE FL 33330-4644	
41	99 PINES HOMEOWNERS ASSN INC	% DAN ESSIG	12700 SW 33RD DR	FORT LAUDERDALE FL 33330-1235	
42					
43	RESTREPO, GLORIA 1/2 INT EA	LOEWENTHAL, CLAUDE M	3291 SW 135 TER	DAVIE FL 33330	
44	VELZY, WILLIAM & SHIRLEY D		3291 SW 134TH TER	DAVIE FL 33330-4648	
45	FATHI, ASGHAR		12900 SW 33 DR	DAVIE FL 33330-1246	
46	BORACK, DAVID & TIFFANY N		12930 SW 33 DR	DAVIE FL 33330-1246	
47	CLAWSON, EARLE H 1/2 INT	CLAWSON, MICHAEL E & FAITH K	12800 SW 33 DR	DAVIE FL 33330-1236	
48	POPPER, ALAN & JAYNE		12850 SW 33 DR	DAVIE FL 33330-1236	
49	ADAMYAN, LARISA		12950 SW 33 DR	DAVIE FL 33160	
50	ZUCKER, MICHAEL A & MIRIAM Y		13141 SW 33RD CT	DAVIE FL 33330-4623	

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Exhibit A (continued)

51	MARTINEAU,LAWRENCE A & KAREN L		13101 SW 33RD CT	DAVIE FL 33330-4623	
52	FERRANTE,ROBERT L & BETTY L		3251 SW 133RD TER	DAVIE FL 33330-4613	
53	WHISPERING PINES RESIDENT ASSN		PO BOX 551194	FT LAUDERDALE FL 33355	
54	ABOU-SEMAAN,SAMIR & GHADA		13201 SW 33RD CT	DAVIE FL 33330-4625	
55	GURDAK,ALEXANDER & A FAM REV TR		13251 SW 33 CT	DAVIE FL 33330-4625	
56	WHITE,PATRICE & SUZANNE CARIDI		3300 SW 133RD TER	DAVIE FL 33330-4614	
57	SANZONE,JOSEPH & DYER-SANZONE,ELIZABETH		3250 SW 134 TER	DAVIE FL 33330-4650	
58	VESKI,LEONARD & VESKI,LYNDA C		3350 SW 131 TER	DAVIE FL 33330-4618	
59	MEDINA,LUIS & SUSAN E		8831 NW 4TH ST	PEMBROKE PINES FL 33024-6511	
60	ABRAMS,DINA 1/2 INT	ABRAMS,THOMAS L	3301 SW 134 TER	DAVIE FL 33330	
61	RAY,LESLIE & BARBARA		3351 SW 134TH TER	FORT LAUDERDALE FL 33330-4649	
62	POIRIER,LOUYSE R & MCCOOL,GARY W		13501 SW 34 CT	DAVIE FL 33325	
63	HERMAN,RICHARD E & RENEE E		3301 SW 133RD TER	DAVIE FL 33330-4615	
64	GOLDSTEIN,JACK I & AUDREY		3391 SW 131ST TER	DAVIE FL 33330-4619	
65	GODIN,THOMAS J & SHARON K		3300 SW 134TH TER	DAVIE FL 33330-4651	
66	ZIV,SHLOMO & BARBARA		3450 SW 130TH AVE	DAVIE FL 33330-1211	
67	WAGNER,JOSEPH R & PHYLLIS A		3390 SW 131ST TER	DAVIE FL 33330-4618	
68	ZIV,SHLOMO & BARBARA		3450 SW 130TH AVE	DAVIE FL 33330-1211	
69					
70	HORN,KIMBERLY A 1/2 INT	TRIANA,JOHN E	13100 SW 33 CT	DAVIE FL 33330-4622	
71	TALERICO,DOMINICK J & ALICIA M		13280 SW 33RD CT	DAVIE FL 33330-4624	
72	KONIGSBURG,ALAN H & KONIGSBURG,ANDREA L		3350 SW 134 TER	DAVIE FL 33330-4651	
73	SHOAF,V CLYDE JR & SANDRA L		13240 SW 33RD CT	DAVIE FL 33330-4624	
74	JOHNSON,BRUCE WAYNE & JOHNSON,PATRICIA		13200 SW 33 CT	DAVIE FL 33330-4624	

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Exhibit A (continued)

75	MITTELSTAEDT, GEORGE J & DIANE D		3401 SW 131ST TER	DAVIE FL 33330-4621	
76	VARGAS, PETER & SANDRA M		13120 SW 33RD CT	DAVIE FL 33330-4622	
77	HARRIS, ROBERT S & LAURIE GARROW		13140 SW 33RD CT	DAVIE FL 33330-4622	
78	BROWARD COUNTY	% GOVERNMENTAL CENTER	115 S ANDREWS AVE	FORT LAUDERDALE FL 33301-1801	
79	HESLIP, ROBERT & ELISSA		3400 SW 131 TER	DAVIE FL 33330-4620	
80	JONES, PAUL A & SHIRLEY		3390 SW 134TH TER	DAVIE FL 33330-4651	
81	RUBIN, MELVYN R & ELIZABETH A		13500 SW 34TH CT	DAVIE FL 33330-4640	
82	BROWARD COUNTY	% GOVERNMENTAL CENTER BLDG	115 S ANDREWS AVE	FORT LAUDERDALE FL 33301-1801	
83	RUGGIERO, P & Y & MOELLER, L 3/4IN	MOELLER, STEVEN	3451 SW 131ST TER	DAVIE FL 33330-4621	
84	ORANGE GROVES INC		1750 S YOUNG CIR STE 201	HOLLYWOOD FL 33020-6820	
85	MANN, ARTHUR S & MARINDA		3450 SW 131ST TER	DAVIE FL 33330-4620	
86	CUCCERALDO, ANTHONY &	CUCCERALDO, MARGA RITA	12765 SW 34 PL	DAVIE FL 33330-1256	
87	MATTHEWS, LAWSON &	MATTHEWS, YVONNE	12795 SW 34 PL	DAVIE FL 33330-1256	
88	PAPIERNIK, JUDITH		12835 SW 34 PL	DAVIE FL 33330-1257	
89	CHRISTMAN, ANDREW J &	CHRISTMAN, XIOMARA C	12875 SW 34 PL	DAVIE FL 33330-1257	
90	ESTANISLAO, CRIS S &	CAREY, JANICE M	12915 SW 34 PL	DAVIE FL 33330-1258	
91	GREHL, MICHAEL S & RANAE		12945 SW 34 PL	DAVIE FL 33330	
92	RICHARDS, JOANNE		12975 SW 34 PL	DAVIE FL 33330	
93					
94	BROWARD COUNTY	% GOVERNMENTAL CENTER	115 S ANDREWS AVE	FORT LAUDERDALE FL 33301-1801	
95	SWENSEN, BRIAN &	SWENSEN, FRANCINE M	12920 SW 34 PL	DAVIE FL 33330-1248	
96	NEBEL, GUY L & ESTHER R		12890 SW 34 PL	DAVIE FL 33330	
97	ADAMS, JOSEPH G III &	ADAMS, STARR J	12950 SW 34 PL	DAVIE FL 33330-1248	

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Exhibit A (continued)

98	MORALES, MICHAEL & LINDA A		12860 SW 34 PL	DAVIE FL 33330-1249	
99	GLASSER, GREGG C & KATHERINE		12830 SW 34 PL	DAVIE FL 33330-1249	
100	KON, LAIZER & DIANE		12800 SW 34 PL	DAVIE FL 33330-1249	
101	LETSON, M L JR 1/2 INT EA	LOPERA-LETSON, MARIA	12980 SW 34 PL	DAVIE FL 33330	
102	RAPP, ROBERT J &	RAPP, HILARY A	12770 SW 34 PL	DAVIE FL 33330-1250	
103	BROWARD COUNTY	% GOVERNMENTAL CENTER	115 S ANDREWS AVE	FORT LAUDERDALE FL 33301-1801	
104	GRAND OAKS ESTATES LLC		3006 AVIATION AVE #2-A	COCONUT GROVE FL 33133	
105	ELIAS, HUGO D & CARMEN L		15041 ARCHEVALE ST	FT LAUDERDALE FL 33331	
106	TAMAYO, ALESSANDR A		3290 SW 136 WAY	FT LAUDERDALE FL 33330	
107	GRAND OAKS ESTATES LLC		3006 AVIATION AVE #2-A	COCONUT GROVE FL 33133	
108					
109					
110	BROWARD COUNTY	% GOVERNMENTAL CENTER BLDG	115 S ANDREWS AVE	FORT LAUDERDALE FL 33301-1801	
111	BROWARD COUNTY	% GOVERNMENTAL CENTER	115 S ANDREWS AVE	FORT LAUDERDALE FL 33301-1801	
112	BROWARD COUNTY	% GOVERNMENTAL CENTER	115 S ANDREWS AVE	FORT LAUDERDALE FL 33301-1801	
113	GRAND OAKS ESTATES LLC		3006 AVIATION AVE #2-A	COCONUT GROVE FL 33133	
114	GUZMAN, CESAR T &	BALLEN-GUZMAN, ANA S	11242 ROUNDELAY ROAD	HOLLYWOOD FL 33026	
115	GRAND OAKS ESTATES LLC		3006 AVIATION AVE #2-A	COCONUT GROVE FL 33133	
116	GRAND OAKS ESTATES LLC		3006 AVIATION AVE #2-A	COCONUT GROVE FL 33133	
117	GRAND OAKS ESTATES LLC		3006 AVIATION AVE #2-A	COCONUT GROVE FL 33133	
118	CARMCO INC		480 SAILBOAT CIR	FT LAUDERDALE FL 33326-1571	
119					

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Exhibit A (continued)

120	CARMCO INC		480 SAILBOAT CIR	FT LAUDERDALE FL 33326-1571	
121	HICKS, JOHN M & GLENDA D		2750 SW 121 AVE	DAVIE FL 33330	
122	SHINN, CHRISTOPHER &	SHINN, JINEAL	13361 SW 36 CT	DAVIE FL 33330	
123	ABBOTT, SCOTT &	ABBOTT, JORI	13421 SW 36 CT	DAVIE FL 33330	
124	CARMCO INC		480 SAILBOAT CIR	FT LAUDERDALE FL 33326-1571	
125	ROSEN, GARY		2881 W LAKE VISTA CIR	FT LAUDERDALE FL 33328	
126	GRAND OAKS ESTATES LLC		3006 AVIATION AVE #2-A	COCONUT GROVE FL 33133	
127	GRAND OAKS ESTATES LLC		3006 AVIATION AVE #2-A	COCONUT GROVE FL 33133	
128	HICKS, JOHN M & GLENDA D		2750 SW 121 AVE	DAVIE FL 33330	
129	HICKS, RODNEY W		13300 SW 36 CT	DAVIE FL 33330	
130	KORN, CHRISTOFER & DONNA PILGER		13360 SW 36 CT	DAVIE FL 33330	
131	BROWARD COUNTY	% GOVERNMENTAL CENTER	115 S ANDREWS AVE	FORT LAUDERDALE FL 33301-1801	
132	G L M REAL ESTATE INVESTMENTS	INC	5155 SW 192 TER	DAVIE FL 33332	
133	ERNST, TY M & JANETH RENGIFO		2270 NW 139 AVE	SUNRISE FL 33323	

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Exhibit 4 (Future Land Use Map)

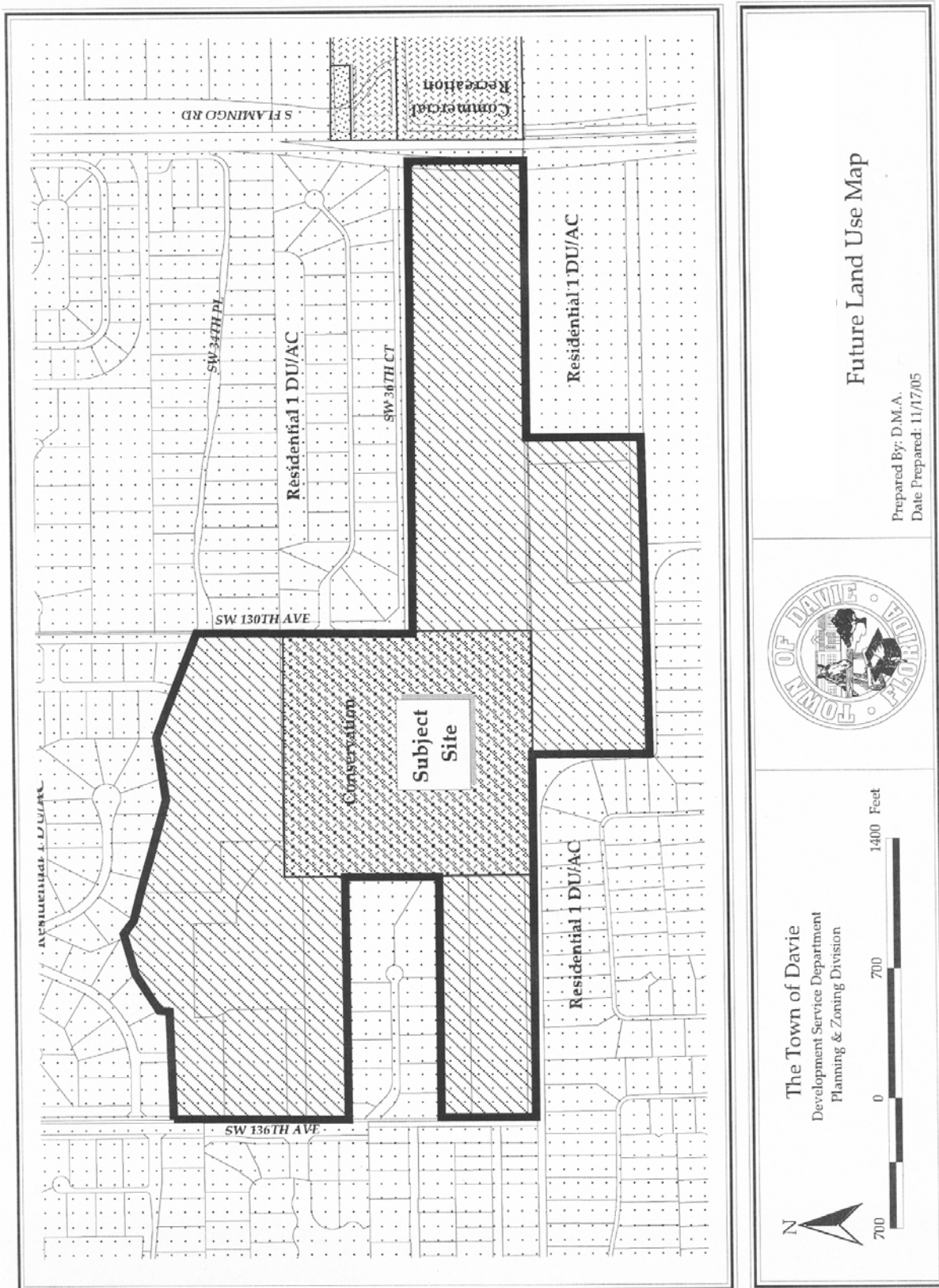
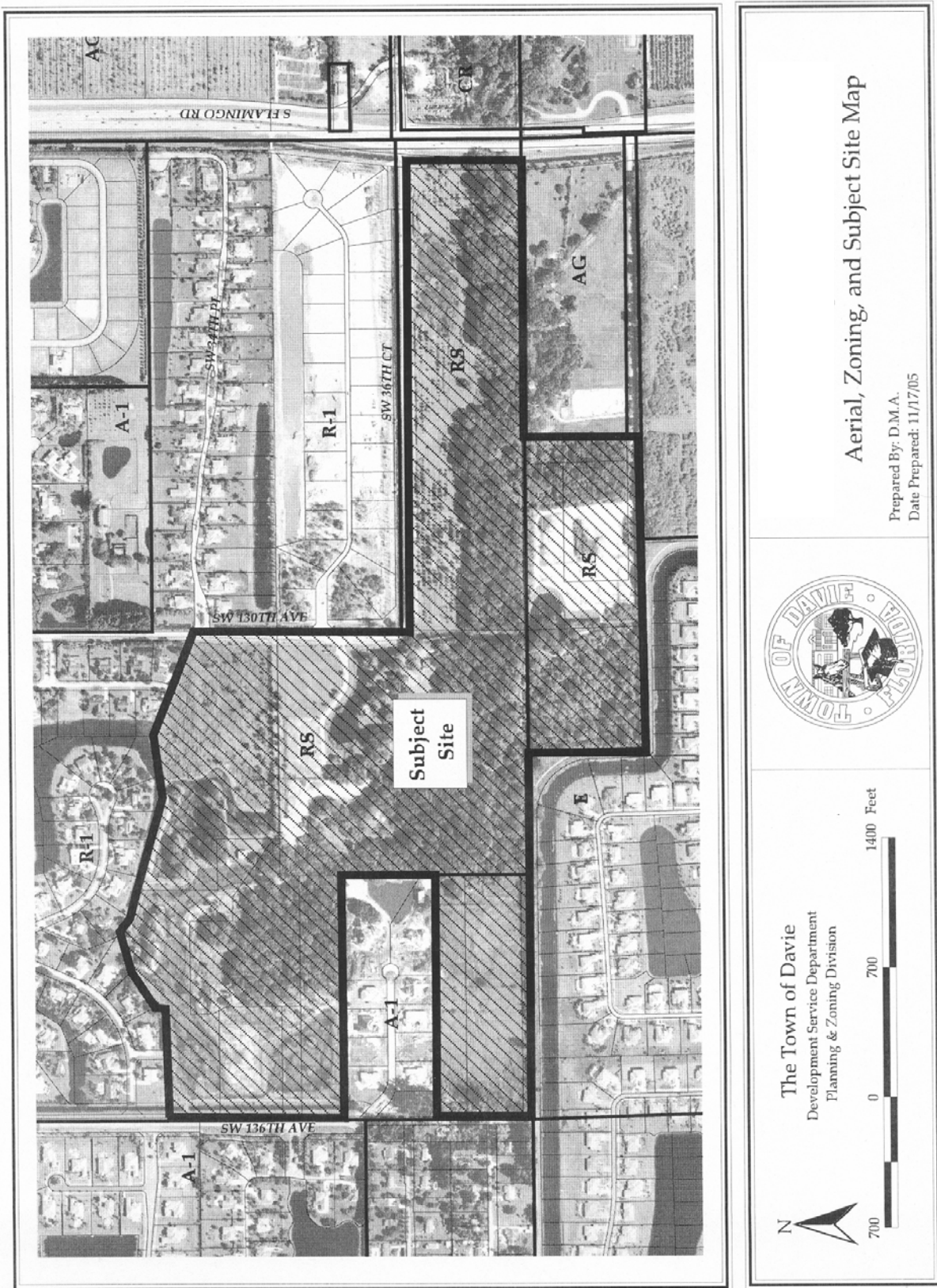


Exhibit 5 (Aerial, Zoning, and Subject Site Map)



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